

Key: 3460

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.502

LEGAL

LAND

DETACHED

BUILDING

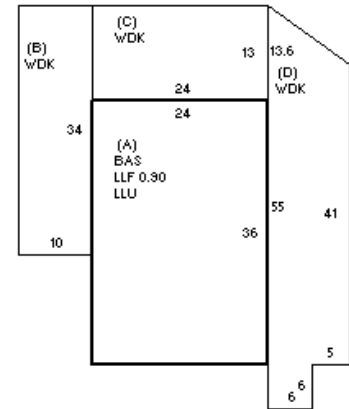
CURRENT OWNER		PARCEL ID	LOCATION		
WETHERBEE RALPH M C/O WETHERBEE BRIANNA R TRS 26 WALLACE POINT RD BUZZARDS BAY, MA 02532		19.3-11-0	26 WALLACE POINT RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WETHERBEE BRIANNA R TRS		10/23/2023	F	1 (234261)	
WETHERBEE RALPH M		01/06/1998	QS	107,000 (147128)	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
02093	02/27/2002	3	ALT/RENO	950	08/01/2022	SL	100 100
		3	ALT/RENO		09/20/2004	JS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	9,275 4	1.00	100	1.00	100	1.00		353,550	3.35 A	1.00	BVG 1.50	252,270

TOTAL	9,278 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	252,300	223,300
Infl1	AVG		BUILDING	213,400	188,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	465,700	412,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 A	0.75 8X10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/1/2022	SL
MODEL	1		RESIDENTIAL	LIST	8/1/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1972	SIZE ADJ	1.010
NET AREA	1,642	DETAIL ADJ	1.000
\$NLA(RCN)	\$169	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0.89	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	864		31.39	27,120
EXT COVER	1	WOOD SHINGLE	1.02	A	LLF	L	LOWER LEVEL FIN	778	1972	60.45	47,032
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	864	1972	194.28	167,857
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	1,183		20.93	24,756
FLOOR COVER	1	HARDWOOD	1.02	F12	O	FPL 1S 2OP		1		8,249.10	8,249
INT. FINISH	2	DRYWALL	1.00	FIX	O	XTRA FIXTURES		1		2,086.80	2,087
HEATING/COOLING	5	ELECTRIC BB	0.98								
FUEL SOURCE	3	ELECTRIC	1.00								
USE	0		1.00								

TOTAL RCN	277,100
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$213,400